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PRACTICAL SUGGESTION CONDITIONS HOUSING BETTER 70



PERSPECTIVE OF MODEL TENEMENT

Plansfor Tenement Hous, Provides Large Rooms Using Only Small Lot Area.

fa-these-days when the housing shortage is acute and every effort is being made to increase the rentable space, all offer and who are willing to devote their time, energy and money toward providng additional living accommodations The lack of co-operation between capital labor, material manufacturers and dealers are of course the stumbling blocks. and until this condition is straightened out, but little can be accomplished. It neto be hoped that these differences will be settled quickly so that conditions more nearly normal will once again

mant house is concerned, the Tenement House law has been both a great help and a great hindrance. This law, which went into effect about nineteen ears ago, did a vast amount of good. It righted several unbearable conditions, It provided better and more sanitary rooms; materially benefited the health, both morally and physically, of the odupants, in fact, created generally better housing conditions. But the housing was bettered only as compared with what existed in those days. It has been

The Tenement House Law has been a be constructed at the southeast corner thing which "must remain untouched of Morris avenue and 191st street, Breix, and unaltered." Even though improve- by Henry F. Keil, owner. This plan is ments and betterments were suggested, unique in many respects, not the least It was most difficult to get by those who of which is that only about sixty-two ontrolled the destinies of this character per cent of the ground area of the plot of construction. Architects have delis covered with the structure. This is used ways and manns, from time to far short of the legal maximum, and thus, whereby conditions, even better still the tenants will obtain larger. sined, but the answer was almost al-

No discretionary power was given to the Tenement House Commissioner, nor to those in his charge. There was only one interpretation of the law and that was a literal one. This in itself has retarded progress, and the minds of ments, with a total of forty-five rooms, most builders and architects have in suites of four and five rooms, one of the commission of the law and the commission of t most builders and architects have in suites of four and five rooms, worked along the line of how to get arranged so that an extremely homothe most out of the law as it stood on the statute books. It stiffed new ideas.

To the credit of Frank Mann, the present Tenement House Commissioner, it that have the fact that the layout is so planned and the status of the sta ent Tenement House Commissioner, it that but two rooms intervene from the must be said that in several instances street to the large rear outer court. he has assumed a common sense attitude. The basement is occupied by a duplex and has been liberal in his decisions, apartment containing a two-story living These decisions affected cases where the room, billiard room and other features from its attractive architecture, has an build an addition to provide a billiard

Uppermost in the mind of every one is the housing problem. Those who never before gave this phase of lite a thought are now confronted with a condition which promises to become worse before it is better.' Several factions are now antagonistic-enpital, supply interests and labor. The first step is to get these factors reconciled and working in harmony. But ven with this accomplished another problem ts. What type of tenement is the best to erect? The Sun and New York Herald presents today a suggestion made by Andrew J. Thomas, who has specialized in tenement house designing.

have been most unwise to have acted otherwise, but nevertheless credit is due him for the stand taken, sometimes in the face of considerable opposition.

Naturally the danger of deviation is m the fact that judgment may lead into excesses and that the really good points of the law may be affected. This would be more than harmful to the city. In fact it would be a tragedy. The law should stand upon the books, but power should be given to a commission, or Board of Appeals, or a group of men who could decide suggestions upon their individual merits, without changing the

One of the interesting plans of the year is the five story tenement house somewhat of a retardant factor in future which is from designs by Andrew J. Thomas, architect, and is now about to han those provided by law could be ob- lighter and better ventilated rooms than d in hous

Open Courts, Together with Unique Floor Plan, Provides Tenants with Practical Home.

ing an air of secludedness. The baby carriage room is also located on this floor, level with the street, and allows convenient access for the tenants from the main entrance arcade. This arcade is at the same level as the street and outer yard court, in reality an Italian garden, laid out to include all the walks eading to the entrances of the stair halls, which serve the apartments on the

almost as wide as the average street, and together with its depth and adjoining courts allows for better light and ven-

street and avenue facades. pentioned here that much considera-

excess cutage which brings no return). This overoccupation has been proven a fallacy. I find that this method of plainting shows better results both as to be followed by an increase in realty values in the business district.* practicability and financing.

ways the same. 'The law is the law, larger ground in house which cover a ing will consist of all the modern conund the law must obeyed."

Westchester Sales.

Westchester Sales.

Street, for the estate of veniences required in the most select

Westchester Sales. d the law must obeyed."

cording to the architect's estimate, is to apartments; among other things may be sidy her residence, with one acre, at the architect's estimate, is to apartments; among other things may be sidy her residence, with one acre, at the architect's estimate, is to apartments; among other things may be sidy her residence, with one acre, at the architect's estimate, is to apartments; among other things may be sidy her residence, with one acre, at the architect's estimate, is to apartments; among other things may be sidy her residence, with one acre, at the architect's estimate, is to apartments; among other things may be sidy her residence, with one acre, at the architect's estimate, is to apartments; among other things may be sidy her residence, with one acre, at the architect's estimate, is to apartments; among other things may be sidy her residence, with one acre, at the architect's estimate, and architect's estimate, is to apartments; among other things may be sidy her residence, with one acre, at the architect's estimate, and architect's estimate

age and general refuse. The facades of the building are ex- the United States Shipping Board. remely simple and along fine lines, the elimination of fire escapes from the front affording an opportunity for architectural treatment that could not other-duplex wise be obtained. The property faces dence, and one acre, on a hillip, in living St. James' Park, and the building, aside Plandome Estate, L. L. and Intends to

ement floor, and leads to the large This court is extremely large, being

tilation than is procurable in many pubyesterday, "that a court of this size has wonderful advantages. Besides the light and ventilation it permits the placing

is the fact that sixty-two per cent of the ground area is occupied. This nonthe side of a good many critics, who figure that ground area should be occupied by building (which also costs, but apparently is not considered, particularly the

HIGHWAY WORK AT HEMPSTEAD

Important Thoroughfare Will Be Improved, Which Should Increase Real Estate Values.

After several years of effort to improve the main business section of Hempstead, L. I., the residents of that Max Metz, through Feist & Feist, the the extra width and the appropria-n be deposited with the State Conthe work will be included in the

The village trustees at once complied with the requirements of the State High-way Commissioner, so that everything

mentioned built-in cold boxes, which are corner of Monterey and Witherbee aveset below the window sills, enabling one nues, Pelham Manor, to Mrs. C. A. to dispense with ice for a great part of Eaton; also for A. Dudley Britton his the year; also the double dumbwaiter house at Lawrence Park, Bronsville, to system, with a sanitary contrivance, pro-viding a separate dumbwaiter for garb-age and general refuse.

Immes Garretson, and for Mrs. Bartlett her property at the entrance to Cedar Knolls, at Bronxville, to G. Redfield, of

Sale at Plandome, L. I

L. G. Wolf sold to I. S. Herk, of Chi-cago, Ill., the brick and hollow tile resiroom and a number of apartments similar to outlook that tends to house tenants of pattern and an additional bedroom and mars avenue, between Goodrich street at the law required, that it would the floors above, but each having its in- a permanent class."

Variety of Deals Made in Newark

STREET

in Sales and Leases Reported by Brokers.

Estate of Thomas W. Jackson sold to encouraged last week when three story building, 115x85, at 54 to 69 Hamlet, village President. McWhorter street, corner of Hamilton street, Newark, N. J.

sold for Arthur T. Butter to Samuel Steiner, the two story dwelling at 382 Today the conviction is equally Clinton avenue; also leased for Philip strong that before the peak of rental Clinton avenue; also issued in 19 and Mortimer Lowy office space in 19 prices is resolved in New York cents will Clinton street, to Hollister, White & Co.: average at least one hundred per cent Samuel Bellsey, store in 94 Market street;

purchased from Mrs. Daniel O. Pierce, through Robert K. MacLea, the large through Robert K. MacLea, the large ing is absorbed in labor, ipso facto the 1 Beaver street from the Wendel estate corner of Avon road cost of building has doubled and rents and had purchased No. 3 Beaver street. Park, Bronxville, N. Y. The asking price new construction.

Arleigh House Buyer. Rickert-Brown Realty Company sold to Charlotte F. Naughton, a twenty foot, two story brick dwelling in Dit-

Higher Rentals in City a Certainty

ANDREW J THOMAS ARCHITECT

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Dearth of Available Space Reflected William E. Harmon Gives Opinion About Present Conditions and Outlook for Market.

By William E. Harmon.

year and a half ago I predicted that rents in New York city would in- improvements to be made, State Commission of Highways that Pront street in Hepstead village is to Nathen D. B. Fish and Cora B. Fish. that prediction stands verified and our be improved by the State, and that if hrough Louis Schlesbeger, two story interests have backed our convictions. Oil Company of New York secures posdwelling, 50x30, at 738 and 750 Parker to the extent of nearly \$2,000,000 worth of

> with Harry Green and William average at least one hundred per cent over those of 1917. The reasons for this conclusion are averaged in the reasons for this conclusion are averaged in the reasons for the rea conclusion are several-all equalify consame Bensey, store in Statest, one story building, for Madison R. Porter, to T. L. Smith Company, and floor in \$19 Broad street, for the estate of Morris Cohn to life. Although human beings are more life. Although human beings are more or less elastic in their housing require-ments and can be crowded together. W. S. Lambie, vice president of the National City Bank of New York citly, more than doubled in cost ninety-five per cent of the cost of build-

> > It is quite possible that the peak, dreadful as it may seem, will be considerably building at the corner of Beaver and above 100 per cent in excess of normal New streets, owned by the McClymonds rentals, for taxes are increasing, conl costs more, and labor is less efficient. costs more, and labor is less efficient.
> >
> > It is not fair to the landlord to say, that his increased burden of taxes is only measured by the increase in the tax rate, No. 18 Broadway, and the lease of No. 1 for the far larger part comes from increased valuations. I have one particular instance in mind of where an apartment house that cost \$140,000 was assessed in 1918 at \$150,000 and increased to the New York Produce Exchange Bank \$270,000 in 1919, although this tentative in the sale of its building.
> >
> > "These purchases and leases," Mr. assessment was finally reduced to \$220,600, but the actual tax burden of this particular piece of property was more New York approximatory 179 feet in than fifty per cent in excess of previous Broadway and 160 feet in Beaver street, years.

pulous rent exactions, due to the power feet in New street, making approxithe landlord holds over a helpless tenant, yet any legislation aimed at the protec of the tenant, must be carefully dfawn in order to avoid frightening speculative builders from entering upon new construction.

As the situation now exists, there are few men of capital, outside of the purely professional class, who are willing to invest their money, or permit it to be in-

vested in buildings. The history of the landlord for the past twenty years has been a most unsappy one. Only within the past eighteen months have rents risen to a level ommensurate, with expenses. Outside of the sentimental objection to investing money in a type of property, the ownership of which is in public condemnation, ship of which is in public condemnation, a far-sighted investor must face other and Edward S. Harkness." Thomas problems. A business crisis may draw a from New York, leaving a surplus of housing, where there is today a dearth. Money once invested in a building can-not be released at will, and the man who puts up a cubic foot of building at 100 has a frontage of 88.6 feet in Broadway, per cent above the normal cost, must 154.2 in the north line and 115.6 in the look forward to seeing this particular in-

A great deal can be done by removing the tax on mortgage investments to a limited extent. It was probably never as hard to get mortgage money in New 73.5 feet in Broadway, 68 in the north line York city as it is today, nor was there and with a frontage in Beaver street of ever a time when institutions loaned as miggardly with respect to costs. As far building covering a plot 23feet in Beaver

Mortgage Interest Rates.

The Real Estate Owners' Protective Association has called a mass meeting to be held on Thursday evening, March 25, 1920, at half-past eight P. M., at the Hotel Majestic, to protest against the bill now pending in the Legislature which would make it lawful for holders of mortgages to charge seven, eight and even nine per cent on real estate mort-

Kensington Corner Sold

avenue and Beverly road, Kensington,

STANDARD OIL CO. GETS HUGE LEASE

1316'x 151 5

Acquires Property in Lower Broadway Involving \$30,000,000-To Erect Tall Building.

est real estate transactions consum Beaver street, including the entire block with frontages in Broadway, Beaver and New streets, south of its present build-

Herbert L. Pratt, vice president of the vincing-New York is growing in popu- Standard Oil Company of New York. lation as it never grew before, and popu- owners of No. 26 Brondway, when asked company had acquired a ninety-ning year lease of No. 18 Broadway, known as the Welles Building, from its owner, E. E. Smathers, and had our chased from story building at the corner of Broad-way and Benver street; that it had also equired a sixty-three year tease of No. and had purchased No. 3 Beaver street now under way for the purchase of the building at the corner of Beaver and estate.

"These purchases and leases," Mr.

While there is a certain amount of for the McClymonds property an addi-conscienceless profiteering and unseru-tional 35 feet in Heaver street and but mately 27,000 square feet in all.

"The entire area of the present head-quarters of the company at No. 26 Broadway and the new space acquired will give the corporation 50,000 square feet all told. Carrers & Hastings have submitted preliminary plans for the crection on this new property of a thoroughly up-to-date building, approximately twenty stories, with a tower several stories above that. "This additional floor space." Mr. Pratt said, "Isnecessary for the increasing business the present occupants at No. 25 Broadway, the principal concerns being the Standard Oil of New Jersey, Standard Oil of New York, Carter Oil Company, Anglo-American Oil Company, Prairie Oil and Gas Company, Ohio Oil, Rockeproblems. A business crisis may draw a Hastings, of Carrere & Hastings, will large portion of the population away sail for Rome on Tuesday next to study the architectural features to be embodied in his plans for the new skyscraper.

The Welles Building, No. 18 Broadway, east line to Beaver street, the frontage vestment come in competition with there being \$1.2 and known as Nos. \$6 others made on a basis of normal costs, and 7 Beaver street, containing an or those only slightly above normal. The Produce Enchange Bank building. known as Nos. 9 to 12 Broadway, is a twelve-story structure covering a plot higgardiy with respect to costs. As tar as the future can be foreseen, barring a business crisis, we are in for a long period of ascending rents, and increasing prices for houses. of New and Beaver streets contains a seven-story building on a plot 20.2 feet in Beaver street, 48.8 in the north line and

> Negotiations covering these properties have been in progress some time, giving rise to rumors that the Standard Qil interests were considering the purchase of Nos. 32 and 42 Breadway, but it can be stated on high authority that there is no basis to warrant any such impres-

104.2 in New street.

sion. The property comes through the grant of the Dutch Church, and the several names running with the Itile would be those of the foundations of Manhai-State & City Real Estate Company, Proderick C. Gilsey, president, bought from the Harth Estate, of Bridgeport, Conn., through I. G. Wolf, 20x100, vaccant, at the northwest corner of Park "New Yorkke" of the cithteenth cener.

FINE APARTMENT STOCK HALF SOLD OCEAN FRONTAGE

\$2,500,000 of the \$4,400,000 Owners at Rockaway Beach Taking Needed Has Already Been Subscribed.

85 No. 230 Park avenue, 200x125, will ocenpy the square block bounded by Park and Vanderbilt avenues, Forty-eighth and Forty-ninth streets. Each floor will contain six apartments. The building will be erected by the Fred T. Ley Company, Inc., from plans prepared by Warren & Wetmore, architects.

"ill be the owner of an apartment. The to assist the city officials. ing to the present schedule, will be almost

An innovation in connection with the management of this property by Douglas L Elliman & Co. under the direction of the stockholders, will be the inauguration of what is known as the "hourly" or "fouble service" system, which, it is ment when desired.

In speaking yesterday of the new building, Roland Elliman said:—"No. 290 Building Construction is unique in that Park avenue, I believe, will be the best clample of the newer type of apartment building evolved from the changing containing evolved from the changing evolved from the changing evolved from the changing containing evolved from the changing evolved from the c retreat problem, high rents and congestion have made necessary. The rent positions.

The courses cover architectural draughting plain reading and cationis or concept of the courses of the course of the courses of the course of

Steps to Prevent Damage by Winter Storms,

According to an announcement made | Protection of the ocean front at Rock-Festerday by Douglas L. Elliman & Co., away Beach from the effects of the winstock, of No. 290 Park avenue. The list when Senator McGarry's bill was adof subscribers includes Henry F. du Pont, - yanced giving the city authorities power Louis K. Liggett, William A. Fairburn, to proceed with the erection of protectw. C. Atwater, J. G. Berguist, Geraldyn ceiving this information property own-L. Redmond, W. H. Nichols, C. W. Nich-ers and real estate developers whose Donald, Mrs. Elizabeth H. Butler, Dr. ference with G. O. Case, an engineer, who directed construction of works similar to that preposed at Rockaway at

small in view of the loss by the recent ture will be leased as office space, and negative. The property will be held free and clear prepare the plans under the measure in of mortgage indebtedness and will be co-operatively owned. Each stockholder are may engage the services of experts

WILL EXPLAIN THE DETAILS OF INSPECTING A BUILDING

Rollin C. Bastress, chief inspector of the City Building Bureau, will lecture believed, should solve the servant prob-ism. This service is optional with the fore the School of Building Instruction ewner or tenant, will obviate the neces-sity for retaining all during the year a large corps of household servants, and arill permit of the closing of the apart-ment when desired. speaking yesterday of the new vited to be present. The School of

Dan means that a group of owners oc-tupy a certain space in their own build-ing and rent the balance to cover the borel operating expenses. Lation, heating and ventilation, ma-terials, specifications, law of contracts, foundations, building code and elevators

WANT TO PROTECT CONSOLIDATED STOCK EXCHANGE BUILDING WILL BE INCREASED BY TWENTY STORIES

Interesting Alteration Will Proceed While Trading Will Continue on Grade Floor, as at Present-Entire Structure Leased to Investing Operator for Fifteen Years.

One of the most important and inter-, hoped that the new structure will be subscriptions have been obtained for ter's tides and storms was the assurance shout \$2,500,000 of the \$4,400,000 of capital that came from Albany this last week undertaken involves the adding of in really the trading floor of today will twenty stories to the present home of the be a space about twenty feet in height. Consolidated Stock Exchange, at No. 35 which will provide space for the heavy Beaver street. The lower portion of the stinders and beams to be used in the building will remain standing, and will support of the superstructure. The be in use while the alteration is in prog-ress. This in itself will be an engineer-designed by the architects that it coning feat of no small proportions. Sever-ance & Van Alen have been selected as ture. This is the second operation of architects for the new operation, and somewhat similar character to be anthey have designed a structure which nounced within the last few months. Judley Roberts, Sanford H. Steele, Mrs.

Lawrence Jacob, Frank S. Voss, C. L.

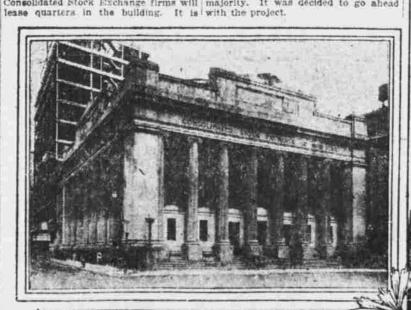
Bausher, Dr. Lewis G. Cole, Charles D.

Wetmore, Frederick T. Ley and J. T.

Terry.

The sixteen story apartment building.

The sixtee not only a source of protection, but were its trading floor, and the floor immedicently sent out a letter to all of its of assistance in forming a smooth beach, ately above will be given over to the members, asking for expressions of The cost he said would be about fifteen members for lounging and reading opinion upon the contemplated alteradollars a linear foot. The consensus of rooms. Meeting rooms will also be protein the property owners is that the cost was vided. The entire balance of the struc-It is understood that the storm mounting toward the two million from present indications many of the favorable replies were greatly in the dollar mark. Engineers of the city will Consolidated Stock Exchange firms will majority. It was decided to go ahead



PRESENT, CONSOLIDATED, STOCK EXCHANGE BUILDING

